



## Minutes of Planning Committee Meeting held on Tuesday 15th August 2023

Councillors Present	Michael Page (Chair), Colin Shepard and Graham Stray
Also Present	Sue Cook (Clerk)

- PC.146 Apologies had been received from Cllr Cooke and were accepted**
- PC.147 No Declaration of interest registered**
- PC.148 Magna Park Update** - Cllr Page reported that Cllr A Page, Cllr Dowsett and himself had been on a site visit recently. The first building should be finished by the end of November, this is for Top Hat the Modular Building Company however occupation of the unit may not be until the end of 2024. Advertising is being carried out for more tenants. The original planning application is working against the developer has Phase 1 has to be completed before Phase 2 can begin. The developer is prepared to discuss community facilities not only with Weldon Parish but with the wider community including Parishes along the A6116 corridor. There is a project called Groundwork Northamptonshire who are committed to breathing new life into our community by giving everyone access to green spaces, culture and creativity, and enabling everyone to experience new things, make new friends and overcome challenges and is going to introduce the project to the developers at Magna Park.
- PC.149 Rockingham Gate** - outline planning permission has been granted however there is still the concern over the height of the building, the Strategic Plan states that no building should be over 16.5 metres high. It was resolved that Cllr Page should write to the planners highlighting this and that there are still concerns over the height.
- PC.150 The following Planning Applications were reviewed**
- a) NC/23/00279/CAT - T01 Conifer - to be removed, T02 Conifer - to be removed, T03 Conifer - to be removed T04 Dog Rose bush - to be removed at garage area at | Rear Of 105 Corby Road - **No Objections**
  - b) NC/23/00275/REM | Application for Reserved Matters approval of access, appearance, landscape, layout and scale, in respect of the construction of: Primary Street (including carriageway, verge, foot/cycle paths, junction bellmouths, pedestrian refuges, temporary turning heads, bus stops, lighting, great crested newt crossings), strategic surface and foul water drainage infrastructure, spurs and attenuation ponds; sub-stations; hard and soft landscaping; and all ancillary works, associated infrastructure including alignment of utilities service runs; and engineering works in respect of Key Phase 2. - **No Objections**
  - c) NC/23/00283/DPA demolition of existing bungalow and construction of 5 dwellings at 143 Corby Road - Objections to be raised by the Clerk include, 3 other applications have been refused by the then CBC and NNC, one went to appeal at which the Secretary of States Inspector in his summing up stated "I have considered the general presumption in favour of sustainable development established by the Framework and its advice in Paragraph 60 regarding good design. However, I have found that this proposal would not be acceptable in this prominent location in



relation to its effect on the character and appearance of the area. For this reason it would not be sustainable development as defined in the Framework. Therefore, for the reasons set out above and having regard to all other matters raised, the appeal is dismissed” There is also no discernable difference to the refused application of 2021 and thus the reasons for refusal of that application still apply. Over development of the site. Overlooking of the neighbouring property Allowing the development to proceed would set a precedent for other properties in the area which all have large rear gardens and thus irreparably damage the character of the village. Sections of the last refusal notice could be included which state The proposal comprises a tandem arrangement of proposed housing which is incompatible with the existing pattern of development and would adversely affect the character of the site and Weldon Village. Therefore, it is considered contrary to the aims of Policy 16 of the Part 2 Local Plan for Corby (adopted 2021) It would also fail to comply with Policy 8 of the Core Strategy which provides place shaping principles for new development such as safe and pleasant streets, a distinctive local character, and to protect amenity, and to design out crime and anti-social behaviour. 2. The proposed backland development for 3 dwellings (plots 3, 4 and 5) would give rise to an adverse impact upon the residential amenities of No.141 Corby Road due to the loss of outlook and privacy contrary to Policy 8 of the North Northamptonshire Joint Core Strategy (adopted 2016) and paragraph 130 (f) of the National Planning Policy Framework (2021). 3. The proposal has not demonstrated a net biodiversity gain on site, therefore the proposal is considered contrary to Policies 4 and 8 of the Core North Northamptonshire Joint Core Strategy (adopted 2016).

- d) Various applications as per Weekly Report - **All Noted with no further action required**

#### **PC.151 Outstanding applications**

- a) NC/23/000219/DPA Extension at 30 Chapel Road
- b) NC/23/00137/DPA Replacement Render at 14 East Crescent
- c) NC/23/00260/CAT | Reduce Ash tree by 2-3 metres | 8 Roman Close **Approved**
- d) NC/23/00257/CAT | 13 lime trees need trimming in church yard | Church Of St Mary The Virgin Church **Approved**
- e) NC/23/00104/DPA | Replace the current fencing with security fencing and the removal of trees. | Weldon Church Of England Primary School Chapel Road **Approved**

#### **PC.152 The next Planning Committee meeting to be agreed at a later date**

With no further business Cllr Page closed the meeting at 16:50